

**COMMUNITY MEETING REPORT**  
**Petitioner: Carolinas Properties, LLC**  
Rezoning Petition No. 2021-023

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department pursuant to the provisions of the City of Charlotte Zoning Ordinance.

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the Petitioner mailed a written notice of the date and time of the Community Meeting, and information on how to access the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on February 11, 2021. A copy of the written notice is attached hereto as Exhibit A-2.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Thursday, February 25, 2021 at 6:30 PM. The Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

**PERSONS IN ATTENDANCE AT MEETING:**

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Community Meeting were Justin Roath, Brian Smith with Urban Design Partners, Kyle Delker with Miller Architecture and John Carmichael of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2021-023. John Carmichael thanked the neighbors for sending him a letter that outlines their concerns and comments regarding this proposed development, and he stated that he would follow up with the neighbors regarding the concerns and comments expressed in the letter.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the earliest that the Public Hearing could occur is Monday, April 19, 2021 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4<sup>th</sup> Street. However, the Public Hearing will likely be a virtual meeting due to COVID-19. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. John Carmichael stated that the Public Hearing could be deferred for some reason.

The earliest that the Zoning Committee Work Session could be held is Tuesday, May 4, 2021 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. However, the Zoning Committee Work Session will likely be a virtual meeting due to COVID-19. Although the Zoning Committee Work Session is a public meeting, it is not a Public Hearing. This means that the

public is welcome to attend the meeting, however, neither the public nor the Petitioner typically speak at this meeting. The Zoning Committee will make a recommendation to City Council as to whether or not this Rezoning Petition should be approved or denied.

The earliest date that City Council could render a decision on this rezoning request is Monday, May 17, 2021 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center. The May 17, 2021 City Council Meeting will likely be a virtual meeting.

John Carmichael then showed a map and aerial photographs that depict the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 4.81 acres and is located on the east side of Marvin Road at the intersection of Marvin Road and Old Ardrey Kell Road.

John Carmichael shared a slide that shows the current zoning of the site and adjacent and nearby parcels of land. John Carmichael stated that the site is currently zoned R-3. The parcels of land located to the east of the site are zoned R-3, the parcels of land located to the north of the site are zoned R-3, the parcels of land located to the west of the site across Marvin Road are zoned R-3, UR-2 (CD), and Neighborhood Services and the parcel of land located to the south of the site is zoned Neighborhood Services.

John Carmichael stated that the Petitioner is requesting that the site be rezoned from the R-3 zoning district to the UR-2 (CD) zoning district to accommodate the development of a residential community on the site that would contain up to 53 single family attached dwelling units.

Brian Smith then addressed the meeting, and he shared and discussed the conditional rezoning plan. He stated that vehicular access into the site would be from a driveway on Old Ardrey Kell Road and a driveway on Marvin Road. These vehicular access points are currently proposed to be full movement vehicular access points. The site would be served by internal private streets.

Brian Smith stated that carriage homes are proposed for the site. Each home would have a two car garage and a 20 foot driveway pad for parking. There would also be some guest parking on the site.

Brian Smith discussed the drainage patterns on the site and he stated that storm water detention and storm water quality would be handled through underground detention facilities, and storm water generated from the site would flow into the underground detention facilities and then released. Brian Smith discussed the distances that the proposed carriage homes would be located from the eastern (rear) boundary line of the site. These distances are shown on the rendered site plan.

Brian Smith stated that the tree save areas would be located along the eastern (rear) boundary of the site.

Brian Smith shared and discussed a cross section that illustrates the relationship of the proposed carriage homes to the homes located to the rear (east) of the site.

John Carmichael stated that Kyle Delker will now review the preliminary conceptual elevations of the proposed carriage homes. John Carmichael stated that the carriage homes have been designed specifically for this site. The carriage homes are not a cookie cutter product.

Kyle Delker stated that the carriage homes would be a unique and upscale product and they would create a nice environment. The carriage homes would be attached homes that are connected on the second level.

Kyle Delker shared and discussed the preliminary conceptual elevations. He stated that the exterior materials would be brick and cementitious siding.

The mid-size carriage homes would have a maximum height of approximately 40 feet at the ridge and would contain approximately 2,000 square feet of gross floor area.

The larger carriage homes, which would be located closest to Marvin Road, would contain approximately 2,400 square feet of gross floor area. The maximum height of these larger units would be approximately 45 feet at the ridge.

The smaller carriage homes, which would be located closest to the rear (east) boundary line of the site, would have a maximum height of approximately 35 to 40 feet at the ridge and would contain approximately 1,800 square feet of gross floor area. The smaller carriage homes are currently planned to have only cementitious siding as an exterior material.

Kyle Delker shared several different views of the proposed carriage homes.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question, John Carmichael stated that if there is a change in the rezoning schedule, he will email the individuals who attended this meeting to advise them of the revised rezoning schedule.
- In response to a question, John Carmichael stated that if you want to speak at the virtual Public Hearing, you would need to contact the City Clerk's office to sign up to speak at the Public Hearing, and you would then be provided a link to the meeting. Otherwise, if you just want to watch the Public Hearing, it will be televised on the Government Channel and it is available on the City's YouTube channel and Facebook page.
- An attendee stated that the survey of the site with respect to the property located to the left is inaccurate and does not accurately depict the distance to the house next door. John Carmichael acknowledged this comment and Brian Smith stated that he used the Polaris GIS to create the site plan.
- In response to a question, Justin Roath stated that the price points for these dwelling units would range from the \$500,000s to the \$700,000s.
- In response to a question, John Carmichael stated that he would email a copy of this power point presentation to the attendees.
- In response to a question, Brian Smith stated that an environmental impact statement is not required to be submitted. However, the development of the site would have to comply with the storm water detention and storm water quality requirements, the sedimentation and erosion control requirements and the tree save requirements.
- In response to a question, John Carmichael stated that CDOT did not require the Petitioner to have a traffic study performed and submitted. However, CDOT and NCDOT are reviewing this rezoning request and the site plan and will provide the Petitioner with comments and required revisions to the site plan.
- An attendee stated that this area is already very congested from a traffic standpoint.

- An attendee asked if this UR-2 (CD) rezoning request is approved and the developer sells this site, would the buyer have to adhere to the site plan and the development conditions. John Carmichael stated that a conditional rezoning runs with the land, and a buyer would be required to comply with the site plan and the development conditions unless the buyer went through the rezoning process again.
- An attendee stated that the intersection of Old Ardrey Kell Road and Marvin Road is a disaster. The access point on Old Ardrey Kell Road will be difficult to access at rush hour and school time, as cars are backed up there quite a bit and cannot get out onto Marvin Road. Traffic is an issue that definitely needs to be addressed.
- An attendee stated that 41,000 cars went through the intersection of Old Ardrey Kell Road and Marvin Road on September 4, 2019. That is a very busy intersection.
- In response to a question regarding the construction timeline, Justin Roath stated that if the rezoning request were approved on May 17, 2021, it would likely take 4 to 6 months from May 17, 2021 to obtain permits. It would likely take 14 months from receiving permits to complete construction.
- An attendee asked if it would be possible to accommodate a tree save area on the northern (plan west) boundary line similar to what is being proposed along the eastern (rear) boundary line. It appears that the dwelling units towards the front of the site are very close to the northern (plan west) boundary line. John Carmichael stated that they will take a look at the northern (plan west) boundary line and have a follow up meeting to discuss any revisions to the rezoning plan.
- An attendee asked if all of the homeowners have agreed to sell their homes, and she stated that this site is across the street from her home. John Carmichael stated that the Petitioner owns the parcels that comprise the rezoning site.
- An attendee stated that she is very concerned about the increase in impervious surface area on storm water drainage to our neighborhood in Centurion Estates and asked what recourse they will have if they are experiencing “wash outs” as the project goes forward. Brian Smith stated that the majority of the site drains towards Marvin Road, and the Petitioner would have to install storm water detention facilities on the site to capture, retain and discharge the storm water. Brian Smith stated that storm water would be required to be controlled during construction and permanently. The storm water detention facilities are subject to an annual inspection. Brian Smith also stated that the purposes of the storm water detention facilities are to detain and discharge storm water from the site at the pre-development rate and to clean the storm water.
- In response to a question, John Carmichael stated that the follow up meeting with the attendees would take place prior to April 19, 2021.
- An attendee asked why the Petitioner is pursuing the rezoning of the site rather than building 18 high end homes. There would be less impact to traffic, environment, schools and storm water. Justin Roath stated that they desire to build a unique product on this site, and this product requires a rezoning. Land costs also impact the type of development. John Carmichael stated that this product has been designed specifically for this site. It is not a cookie cutter product.
- In response to a question, Kyle Delker stated that the ridges of the roofs on the dwelling units at the rear of the site would be approximately 35 feet to 40 feet in height.

- An attendee stated that the Petitioner should make the dwelling units twice as wide and propose half as many dwelling units. This would help with congestion.
- An attendee asked about the feasibility of installing a wall and screening around the perimeter of the site prior to construction. This attendee stated that we work from home and kids are remote learning. 14 months of construction noise is a lot to deal with for us. John Carmichael stated that the rezoning team can discuss this issue internally and follow up. Brian Smith stated that installing a wall would require the removal of existing trees.
- An attendee asked about the construction hours, and John Carmichael stated that we can discuss this matter.
- An attendee asked if the Petitioner could save as many of the existing trees as possible and pull out the weeds and vines climbing over and through our fences. Justin Roath stated that they would want to remove invasive species. Brian Smith stated that the Urban Forestry Department would require the removal of invasive species.
- Justin Roath asked for feedback on the design of the dwelling units, and an attendee stated that he thought the design was beautiful. Another attendee stated that the dwelling units were definitely unique in design.
- An attendee stated that she likes the style and appreciates the level of construction and site application.
- An attendee stated that she is happy to hear that the product is upscale and that the dwelling units look very nice. She further stated that the lower rooflines on the rear of the site are appreciated, and that the product looks better than she imagined. She thought that these dwelling units would look like the townhomes being built further down Old Ardrey Kell Road.
- An attendee stated that she appreciates the desire to save trees, however, she is willing to lose some trees to have a wall along the perimeter of the development. She further stated that the proposed design and price point are appealing if the concepts follow through and the development is not sold.
- An attendee asked about relocating the dumpsters. Brian Smith stated that this development would use individual roll-outs, not dumpsters. However, the City requires us to show a potential dumpster location.
- An attendee asked if the tree save area is a Class C. Brian Smith stated that Class C refers to a buffer, not a tree save area. The class of a buffer determines the width of a buffer and the number of trees and shrubs that are required to be in the buffer. A tree save area can be a part of the buffer. Brian Smith stated that they have not done a tree survey yet and that they will be required to remove dead trees.
- An attendee stated that a number of the trees on the site are not healthy.
- An attendee stated that one of the trees on the site snapped and landed in his pool. He stated that he and his neighbor actually paid the prior homeowners to cut down two trees on the site.
- An attendee asked if the 3-D presentation of the product could be shared. John Carmichael stated that the 3-D presentation will be shared at the conclusion of the meeting.
- An attendee requested a 6 to 8 foot tall brick wall along the boundary line of the site. John Carmichael stated that they can take a look at it but the Petitioner cannot promise anything.

- An attendee asked if the dumpster area could be moved closer to Marvin Road even if it will not be needed. The noise from emptying the dumpster and the draw a dumpster is for wild animals and stray cats is very undesirable. Brian Smith stated that they could take a look at this issue.
- Council Member Ed Driggs then addressed the meeting. He stated that he is your district representative on City Council and he is happy to discuss this rezoning request with anyone who desires to do so.
- An attendee asked if the wall that is currently in place at the front of the property is going to be removed and Brian Smith stated that the wall would likely be removed due to the improvements to Marvin Road.
- An attendee stated that installing a brick wall around the site would be more upscale at this price point.
- In response to a question, John Carmichael stated that the number of dwelling units being proposed is 53.
- An attendee asked why the City is putting in a new sidewalk along Marvin Road and if this new sidewalk would be replaced due to this development. Brian Smith stated that it depends. Brian Smith stated that new curb and gutter would have to be installed in connection with this development and this may cause the replacement of the sidewalk being constructed by the City. This attendee stated that it is a waste of taxpayer money to install that sidewalk right now.
- An attendee asked if there was going to be an allowance to make Marvin Road four lanes, and John Carmichael stated that he did not know the future cross section of Marvin Road. The Petitioner would dedicate right of way if required by CDOT.
- An attendee stated that half of the new sidewalk along Marvin Road has been installed by the City.
- An attendee stated that the City is almost finished with the new sidewalk in front of the proposed development.
- Kyle Delker shared the 3-D presentation of the proposed dwelling units. He stated that the 3-D presentation is not 100% realistic because there is no topography and the trees are just graphic representations.

John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

**CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:**

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 15<sup>th</sup> day of March, 2021

**Carolinas Properties, LLC, Petitioner**

cc: Mr. John Kinley, Charlotte Planning, Design & Development Department (via e-mail)

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY

2021-023	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2021-023	22308132	YANG	CHENGGAO	YINGXIANG	LI	16414 MARVIN RD		CHARLOTTE	NC	28277
2021-023	22308142	FRITZE	KENNETH	MARGARET	FRITZE	1439 PLANK RD		FORESTBURGH	NY	12777
2021-023	22308176	MADISON MASON PROPERTIES LLC				16607 RIVERSTONE WY STE 100		CHARLOTTE	NC	28277
2021-023	22308177	RIVERSTONE WAY PROPERTIES LLC				204 WINGFOOT DR		WAXHAW	NC	28173
2021-023	22308178	BIRD DENTAL REAL ESTATE LLC				16607 RIVERSTONE WY UNIT 300		CHARLOTTE	NC	28277
2021-023	22308179	16615-100 RIVERSTONE WAY LLC				16615 RIVERSTONE WY UNIT 100		CHARLOTTE	NC	28277
2021-023	22308180	CEDAR WALK DENTAL PROPERTIES LLC				16615 RIVERSTONE WAY STE 200		CHARLOTTE	NC	28277
2021-023	22308181	WARREN	JONATHAN DANE	MARIE L	WARREN	3917 FOX RUN RD		MATTHEWS	NC	28104
2021-023	22308182	SIRI PROPERTIES LLC				2320 W MOOREHEAD ST 2ND FL		CHARLOTTE	NC	28208
2021-023	22308201	TUCKER	SOPHIA			9836 LONGSTONE LN		CHARLOTTE	NC	28277
2021-023	22308202	DELIWALA	YOMESH C	MANOJIV	BHATT	12540 BOBHOUSE DR		CHARLOTTE	NC	28277
2021-023	22308203	BRUST	PETER	SILVIA	BRUST	9828 LONGSTONE LN		CHARLOTTE	NC	28277
2021-023	22308257	CEDAR WALK MASTER ASSOCIATION	INC	HOMEOWNERS ASSOC INC	MEETING STREET AT CEDAR WALK	PO BOX 11906		CHARLOTTE	NC	28220
2021-023	22308261	JFTCW LLC				1152 FLEETRIDGE PL		SAN DIEGO	CA	92106
2021-023	22308264	GREAT BIG SEE LLC				16618 RIVERSTONE WY UNIT A		CHARLOTTE	NC	28277
2021-023	22308265	BIRD DENTAL REAL ESTATE LLC				401 POPPY HILL CT		WAXHAW	NC	28173
2021-023	22308368	VERNI	DOMENICO V			6636 LYNDONVILLE DR		CHARLOTTE	NC	28277
2021-023	22308369	ZOPP	JAMES	LIZA	ZOPP	9829 LONGSTONE LN		CHARLOTTE	NC	28277
2021-023	22308370	DHINU	SANKAR S			556 MIDDLEBURY DR		SUNNYVALE	CA	94087
2021-023	22308371	CRANE	JESSE			9849 LONGSTONE LN		CHARLOTTE	NC	28277
2021-023	22308372	IRONHEDGE LLC				9853 LONGSTONE LN		CHARLOTTE	NC	28277
2021-023	22308374	CEDAR WALK MASTER ASSOCIATION	INC	HOMEOWNERS ASSOC INC	MEETING STREET AT CEDAR WALK	PO BOX 11906		CHARLOTTE	NC	28220
2021-023	22327143	ZDZIECH	CZESLAW	ANNA	ZDZIECH	10901 FRUITLAND RD		CHARLOTTE	NC	28277
2021-023	22327144	GARRETT	ERIK	KAREN	GARRETT	10921 FRUITLAND RD		CHARLOTTE	NC	28277
2021-023	22327145	GORMICAN	ROBERT CURTIS	CATHLEEN NICOLE	LEONARD	16425 MARVIN RD		CHARLOTTE	NC	28277
2021-023	22327147	CAROLINAS PROPERTIES LLC				1401 FUNNY CIDE DR		WAXHAW	NC	28173
2021-023	22327148	CAROLINAS PROPERTIES LLC				1401 FUNNY CIDE DR		WAXHAW	NC	28173
2021-023	22327149	CAROLINAS PROPERTIES LLC				1401 FUNNY CIDE DR		WAXHAW	NC	28173
2021-023	22327150	CAROLINAS PROPERTIES LLC				1401 FUNNY CIDE DR		WAXHAW	NC	28173
2021-023	22327151	CAROLINAS PROPERTIES LLC				1401 FUNNY CIDE DR		WAXHAW	NC	28173
2021-023	22327152	CAROLINAS PROPERTIES LLC				1401 FUNNY CIDE DR		WAXHAW	NC	28173
2021-023	22327159	ZAINI	MOHAMED K	MALUHA	ALI	16501 MARVIN RD		CHARLOTTE	NC	28277
2021-023	22327160	DINOIA	CHRISTINE	CONSTANTINE	PANAYOTIDIS	5600 CARMEL STATION AVE		CHARLOTTE	NC	28226
2021-023	22327167	CANDON	JAMES M III	LISA A	CANDON	16748 KRISHNA LN		CHARLOTTE	NC	28277
2021-023	22327168	COPE	BRIAN M	BRANDI R	COPE	16742 KRISHNA LN		CHARLOTTE	NC	28277
2021-023	22327169	GRUMBACH	MARK	MARISA	GRUMBACH	16736 KRISHNA LN		CHARLOTTE	NC	28277
2021-023	22327170	MEKHAEL	MINA SAHER			16728 KRISHNA LN		CHARLOTTE	NC	28277
2021-023	22327171	WITTE	MICHAEL	LINDA	WITTE	16720 KRISHNA LN		CHARLOTTE	NC	28227
2021-023	22327172	RELLA	ROBERT J	MARY ANN	RELLA	16712 KRISHNA LN		CHARLOTTE	NC	28277
2021-023	22327173	MARSHALL	BONNIE L			10955 ARVIND OAKS CT		CHARLOTTE	NC	28277
2021-023	22327174	KATZEN	VIRGINIA	DIEGO H	PAZO	10954 ARVIND OAKS CT		CHARLOTTE	NC	28277
2021-023	22327175	MCCLURE	DAVID J	JANNINE T	MCCLURE	10948 ARVIND OAKS CT		CHARLOTTE	NC	28277
2021-023	22327176	SPARKS	DEBORA M		GEORGE WILLIAM	10940 ARVIND OAKS CT		CHARLOTTE	NC	28277
2021-023	22327201	MOTEN	ALPHONSO	VICKIE	MOTEN	10819 WILKIE DR		CHARLOTTE	NC	28277
2021-023	22327202	ADAMS	TREVOR B	KIMBERLY M	ADAMS	10720 OLD ARDREY KELL RD		CHARLOTTE	NC	28277
2021-023	22327206	BAITY	STEVEN W SR		SUE ANN	10939 ARVIND OAKS CT		CHARLOTTE	NC	28277
2021-023	22327207	TEAM	JOHN STEPHEN	JEAN ANN	TEAM	16719 KRISHNA LN		CHARLOTTE	NC	28277
2021-023	22327208	LANG	LARRY	LORI	LANG	16727 KRISHNA LN		CHARLOTTE	NC	28277
2021-023	22901319	COSSSENTINE	MICHAEL J	ANNETTE	COSSSENTINE	10125 ZACKERY AVE		CHARLOTTE	NC	28277
2021-023	22901320	RYALL	VERONIQUE			10129 ZACKERY AV		CHARLOTTE	NC	28277
2021-023	22901321	GOMAA	KARIN	SAID	GOMAA	10133 ZACKERY AVE		CHARLOTTE	NC	28277
2021-023	22901322	CHUONG	HAI	HONG NGUYEN	CHUONG	10134 ZACHERY AVE		CHARLOTTE	NC	28277
2021-023	22902121	STATE EMPLOYEES CREDIT UNION				PO BOX 26055		RALEIGH	NC	27611



PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE

2021-023	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2021-023	Ballanmoor	Robert	Barrows	10213 Benderloch Drive		Charlotte	NC	28277
2021-023	Ballantyne	Kacey	Grantham	11324 Buchanon Brake Ln	1420	Charlotte	NC	28277
2021-023	Cobblestone Homeowners Association, Inc	Robert	Rodite	9664 Chaumont Ln		Charlotte	NC	28277
2021-023	Farmington Homeowners Association	Kim	Hombs	16303 Farmchase Ct		Charlotte	NC	28277
2021-023	GEMS Network and Diamond Ambassadors	DeLisa	Boyd	11810 Elevation Point Dr.	5402	Charlotte	NC	28277
2021-023	Kenilworth/Amberleigh Homeowners Association	Anthony	Fabiano	10491 Gunnison Lane		Charlotte	NC	28277
2021-023	Kenilworth/Amberleigh Homeowners Association	William	Iacoe	10483 Guinnison Ln		Charlotte	NC	28277
2021-023	Kingsley	Pamela	Anderson-Rudd	11620 Kingsley View Drive		Charlotte	NC	28277
2021-023	Provincetowne	Douglas	Grant	10116 Elizabeth Crest Ln		Charlotte	NC	28277
2021-023	South Hampton	mark	Ioflin	9128 royal highlands ct		Charlotte	NC	28277
2021-023	Southampton	Jo	Malone	9430 Scotland Hall Court		Charlotte	NC	28277
2021-023	Southampton	Joanne	Malone	9430 Scotland Hall Court		Charlotte	North Carolina	28277
2021-023	Wyndham	Diana	Farrington	15000 Wyndham Oaks Dr		Charlotte	NC	28277
2021-023	Wyndham	Paula	Ruckman	10512 Wyndham Chase Ln		Charlotte	NC	28277
2021-023	Wyndham Homeowners Association	Kristan	Gehrman	15211 Wyndham Oaks Dr		Charlotte	NC	28277



**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting - **Rezoning Petition No. 2021-023** filed by Carolinas Properties, LLC to request the rezoning of an approximately 4.81 acre site located on the east side of Marvin Road at the intersection of Marvin Road and Old Ardrey Kell Road from the R-3 zoning district to the UR-2 (CD) zoning district

**Date and Time of Meeting:** Thursday, February 25, 2021 at 6:30 p.m.

**Place of Meeting:** See Below for Information on How to Access the Virtual Community Meeting

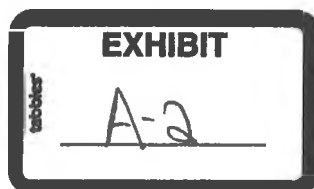
We are assisting Carolinas Properties, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 4.81 acre site located on the east side of Marvin Road at the intersection of Marvin Road and Old Ardrey Kell Road from the R-3 zoning district to the UR-2 (CD) district. The purpose of this rezoning request is to accommodate a residential development on the site that would contain a maximum of 53 single family attached dwelling units.

The Petitioner will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we invite you to participate in the virtual Community Meeting regarding this Rezoning Petition on Thursday, February 25, 2021 at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the Community Meeting must email their personal email addresses to [communitymeeting@robinsonbradshaw.com](mailto:communitymeeting@robinsonbradshaw.com) to receive an electronic invitation and link to the Community Meeting. If you do not have access to the internet or cannot otherwise participate in the Community Meeting and would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions.

The presentation will also be available on-line for review for a period of at least 10 days after the Community Meeting. The presentation will be posted on the Planning Department's webpage for this Rezoning Petition (Rezoning Petition No. 2021-023), and the link to this webpage is: <https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2021Petitions/Pages/2021-023.aspx>. You can also continue to contact us with questions after the Community Meeting.



Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at [jcarmichael@robinsonbradshaw.com](mailto:jcarmichael@robinsonbradshaw.com).

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Ed Driggs, Charlotte City Council District 7 (via email)  
Mr. John Kinley, Charlotte Planning, Design & Development Department (via email)

Date Mailed: February 11, 2021

Meeting ID	Topic
98526600666	Carolinas Properties, LLC – Marvin Road Site Rezoning Community Meeting (2021-023)

Name (Original Name)	User Email
John Carmichael	jcarmichael@robinsonbradshaw.com
Kyle Delker	kyledelker@millerarchitecture.com
Justin Roath	justin@keareyconstruction.com
Brian Smith	brian@urbandesignpartners.com
Daniela	daniela@unkelbachnet.de
Mohamad Zaini	mohamad.zaini@intapp.com
Debora Sparks	debora_sparks@yahoo.com
Mukesh	guntaka@gmail.com

17046410316

Sophie Tucker	tuckersoph@yahoo.com
BRELLA	bob.rella@hdrinc.com
Chris McCauley	chris@mathisit.com
mike witte	mwitte@carolina.rr.com
Christine DiNoia	chrisrn73@att.net
Cope	copebrandi@hotmail.com
rama yada	ramayada@gmail.com
Dave & Jannine McClure	dave@yougot.me
rama yada	ramayada@gmail.com
Ed Driggs	edriggs@ci.charlotte.nc.us
Tony Miller	tonymiller@millerarchitecture.com
Sophie Tucker	tuckersoph@yahoo.com

Start Time	End Time	User Email	Duration (Minutes)	Participants
2/25/2021 18:08	2/25/2021 19:44	hdzoom2@robinsonbradshaw.com	97	21

Join Time	Leave Time	Duration (Minutes)	Guest
2/25/2021 18:08	2/25/2021 19:44		96 No
2/25/2021 18:11	2/25/2021 19:40		90 Yes
2/25/2021 18:15	2/25/2021 19:40		85 Yes
2/25/2021 18:21	2/25/2021 19:40		80 Yes
2/25/2021 18:30	2/25/2021 19:40		70 Yes
2/25/2021 18:30	2/25/2021 19:40		70 Yes
2/25/2021 18:30	2/25/2021 19:38		69 Yes
2/25/2021 18:30	2/25/2021 19:40		71 Yes
2/25/2021 18:30	2/25/2021 18:35		6 Yes
2/25/2021 18:30	2/25/2021 19:05		36 Yes
2/25/2021 18:30	2/25/2021 19:40		70 Yes
2/25/2021 18:30	2/25/2021 19:40		70 Yes
2/25/2021 18:30	2/25/2021 19:40		70 Yes
2/25/2021 18:30	2/25/2021 19:41		72 Yes
2/25/2021 18:30	2/25/2021 19:40		70 Yes
2/25/2021 18:32	2/25/2021 18:32		1 Yes
2/25/2021 18:32	2/25/2021 19:41		69 Yes
2/25/2021 18:32	2/25/2021 19:40		68 Yes
2/25/2021 18:35	2/25/2021 19:44		69 Yes
2/25/2021 18:45	2/25/2021 19:40		56 Yes
2/25/2021 19:05	2/25/2021 19:40		35 Yes



# Rezoning Petition No. 2021-023

Carolinas Properties, LLC Petitioner

Community Meeting

February 25, 2021



ROBINSON  
BRADSHAW

Charlotte : Research Triangle : Rock Hill  
[robinsonbradshaw.com](http://robinsonbradshaw.com)

## Rezoning Team

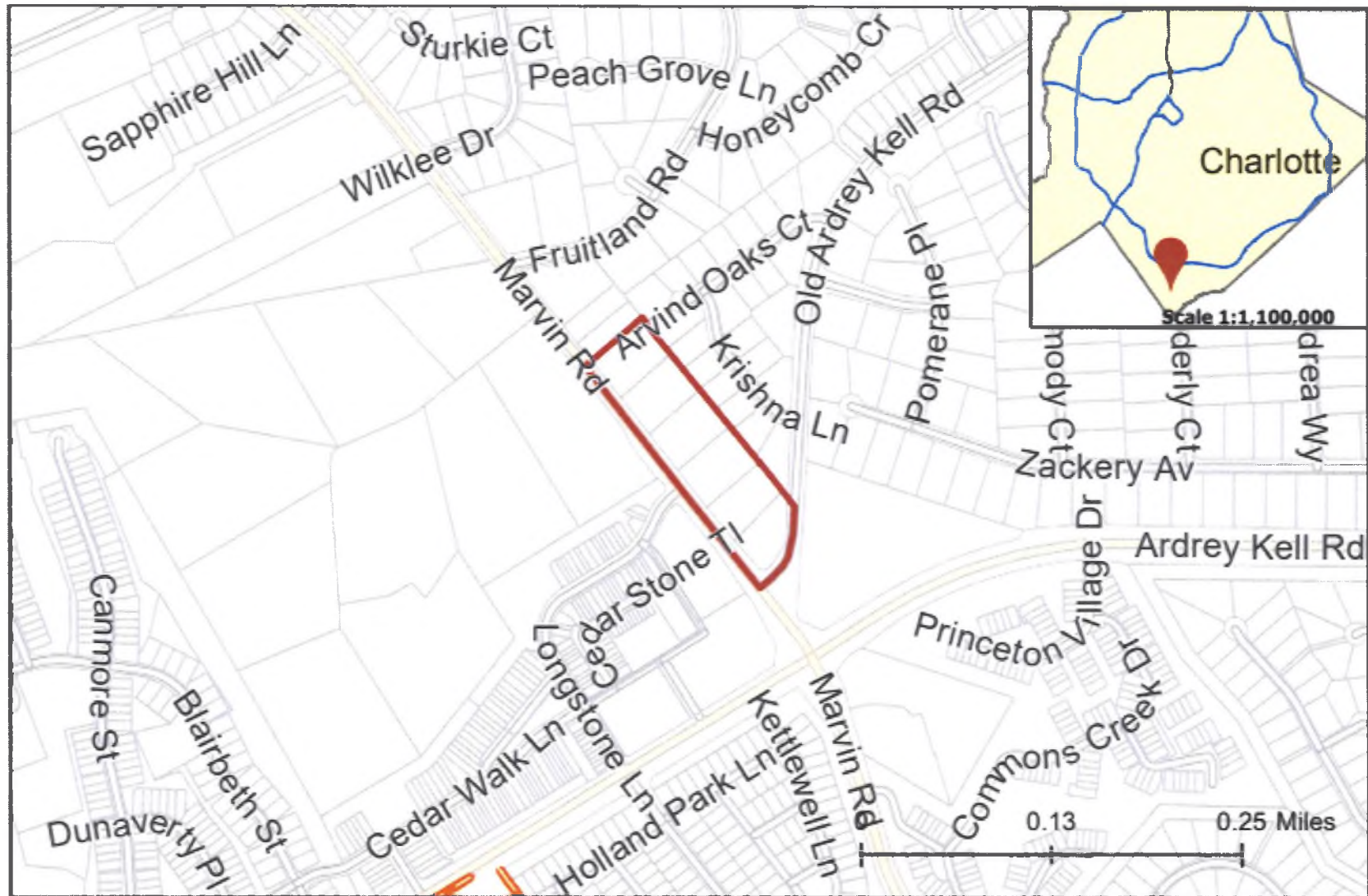
- Justin Roath, Development Partner
- Brian Smith, Urban Design Partners
- Kyle Delker, Miller Architecture
- John Carmichael, Robinson, Bradshaw & Hinson

## Current Rezoning Schedule

- Public Hearing: Monday, April 19, 2021 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, May 4, 2021 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, May 17, 2021 at 5:00 PM at the Charlotte-Mecklenburg Government Center



## Site – 4.81 Acres





# Site



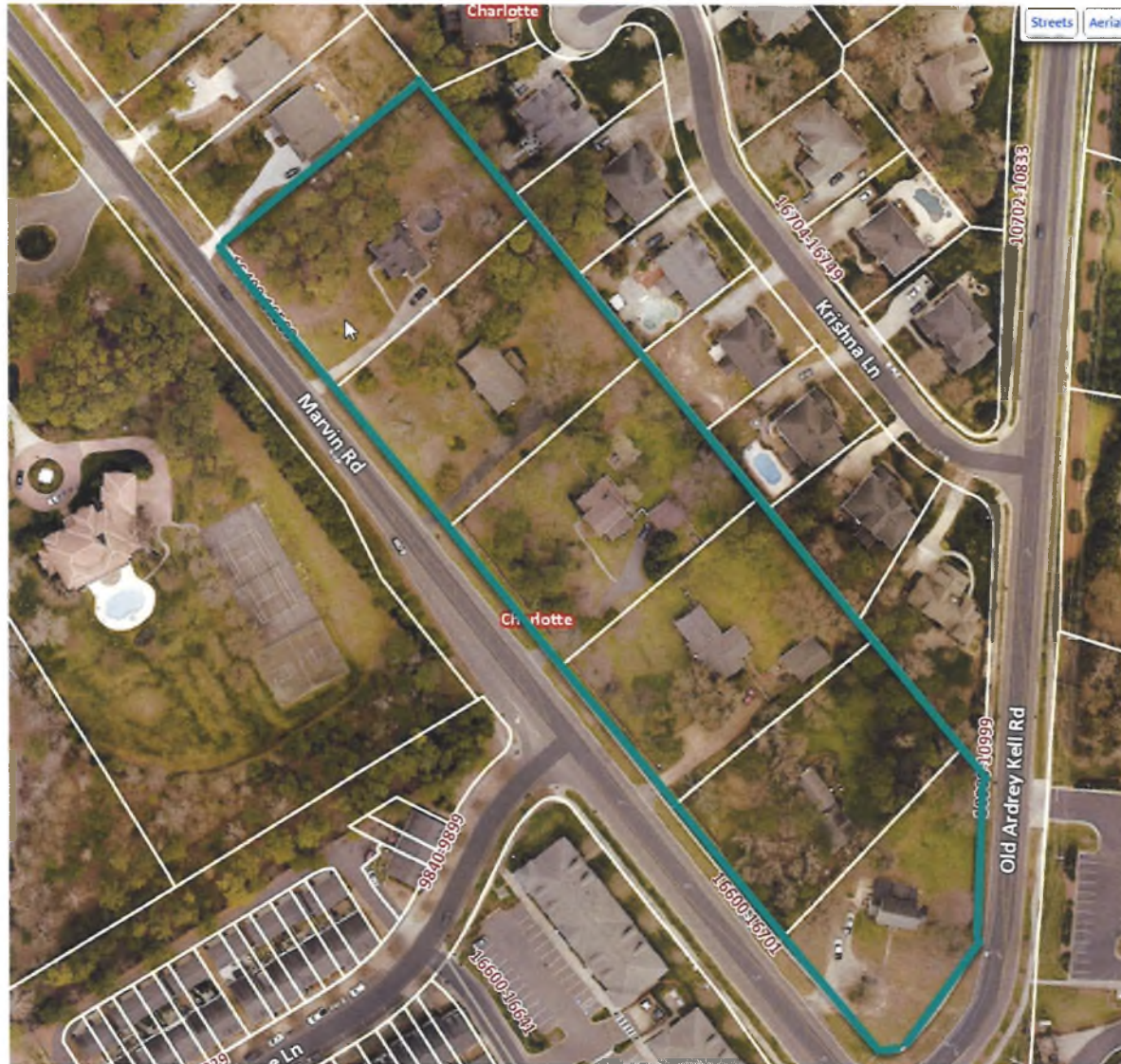


# Site

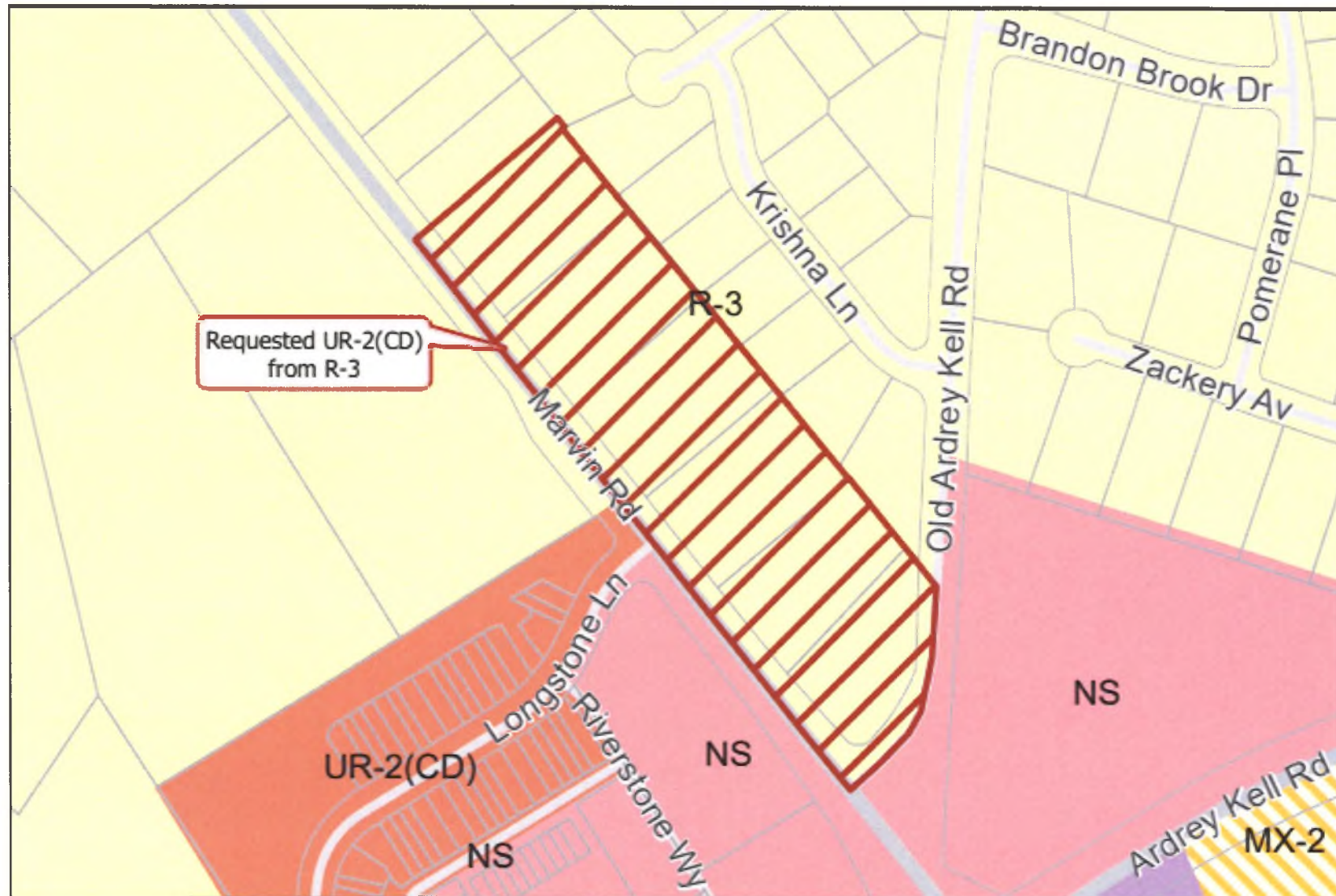




# Site



## Current Zoning of the Site and Surrounding Parcels





## Rezoning Request

Requesting that the site be rezoned from the R-3 zoning district to the UR-2 (CD) zoning district to accommodate the development of a residential community on the site that would contain up to 53 single family attached dwelling units



# Site Plan







# MARVIN TOWNHOMES | SITE PLAN

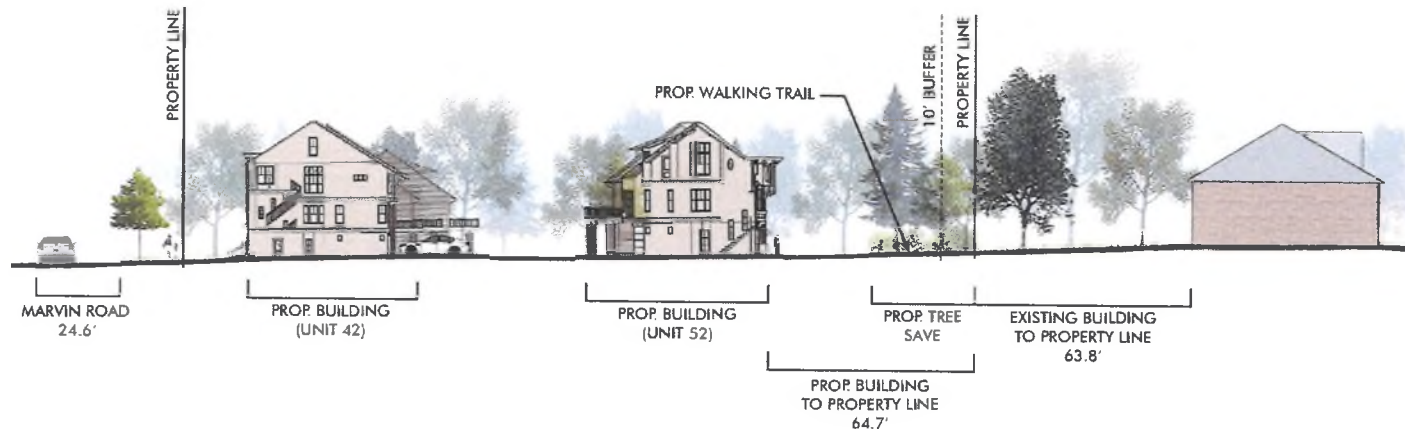
NOT TO SCALE  
FEBRUARY 2021





# Cross Section





# MARVIN ROAD | SECTION

NOT TO SCALE  
FEBRUARY 2021





# Preliminary Conceptual Elevations





















